

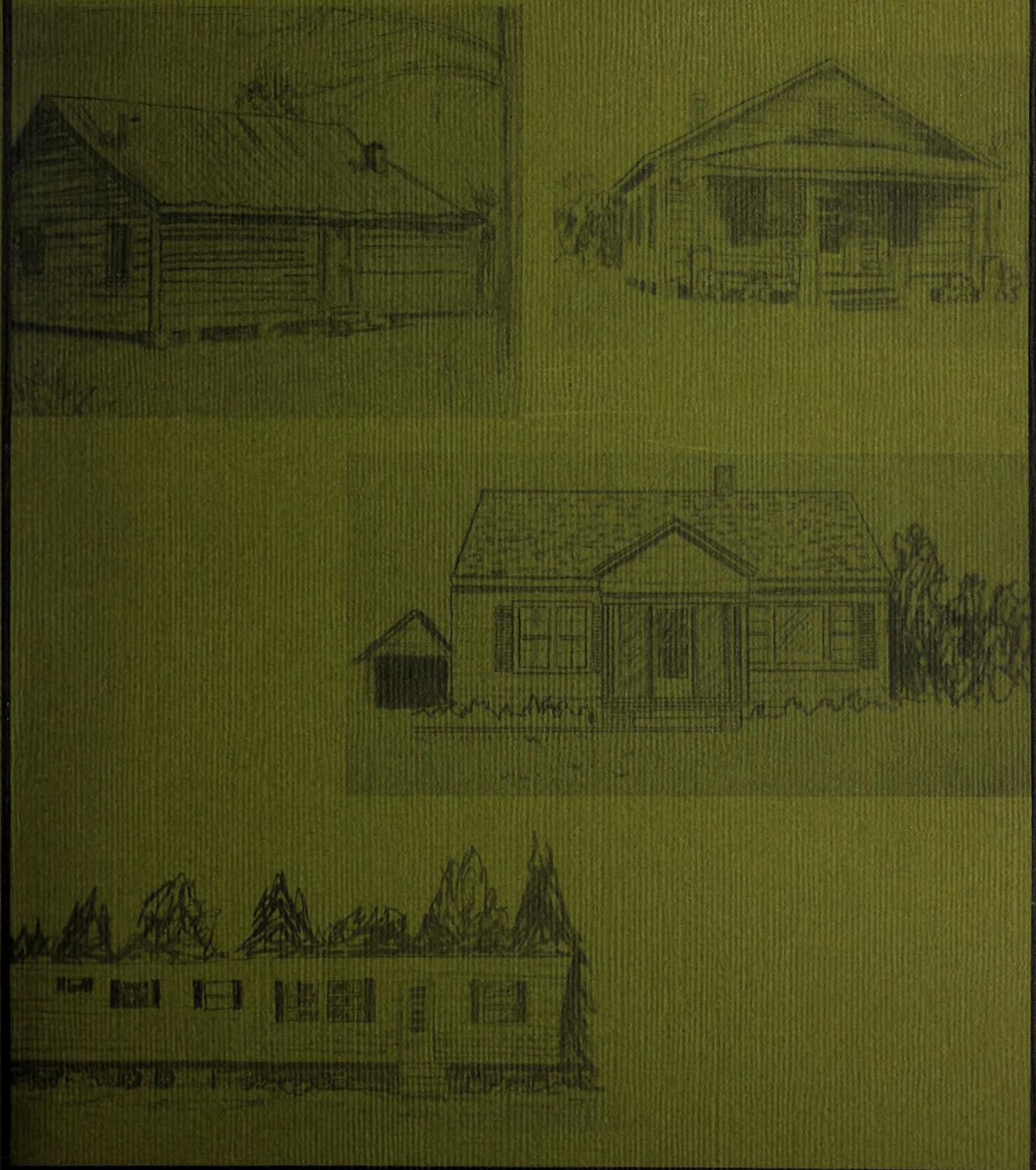
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BERTIE COUNTY HOUSING STUDY: A HOUSING ELEMENT



BERTIE COUNTY HOUSING STUDY: A HOUSING ELEMENT

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COUNTY BOARD OF COMMISSIONERS

C. H. Edwards, Chairman
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Robert Spivey
T. E. Brown
B. F. Bazemore

John Whitehurst, County Manager

PREPARED FOR.....THE BERTIE COUNTY PLANNING BOARD

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Kelly Bishop
Ben Weaver
Kenneth Bryant
Marty Allen
Henry Spruill
J. L. Hofter
George Conner
Phillip White
Linda Boyette
Jack Williford
James Kearney

PREPARED BY.....NORTH CAROLINA DEPARTMENT OF
NATURAL AND ECONOMIC RESOURCES

Howard Lee, Secretary

DIVISION OF COMMUNITY ASSISTANCE

Billy Ray Hall, Director

LOCAL PLANNING AND MANAGEMENT
SERVICES SECTION

Lenwood Long, Chief

NORTHEASTERN FIELD OFFICE

Thomas B. Richter, Chief Planner

PROJECT STAFF

George L. Nichols, Planner
Juanita Tripp, Secretary
Mike Yount, Draftsman
Mary Critcher, Draftsperson

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BERTIE COUNTY HOUSING STUDY: A HOUSING ELEMENT

TABLE OF CONTENTS

PART ONE

	<u>PAGE</u>
I. Introduction	1
. Purpose and Scope of Study	1
. Importance of Good Housing to Bertie County	1
II. Housing Need in Bertie County	3
. Introduction	3
. Demographic Characteristics	5
. Population Growth	5
. Household Formulation	5
. High Risk Area Populations	7
. Population Projections	11
. Household Formulation	11
. Housing Need Distribution	11
. Methodology	11
III. Housing Supply in Bertie County	15
. Introduction	15
. 1976 Windshield Survey Data	16
. 1970 Census of Housing Data	43
. Summary	55
IV. Environmental Factors Affecting Bertie Housing	56
V. Statement of Housing Problems	59
VI. Statement of Obstacles and Recommendations	61

PART TWO

I. Introduction	67
II. Housing Goals and Objectives	68
References	

LIST OF TABLES

<u>Table No.</u>	<u>Title</u>	<u>Page</u>
1	Summary of Population Trends, Bertie County Townships and Towns, 1970	4
2	Number of Households and Persons Per Household, Bertie County, 1960 and 1970	6
3	Elderly Living Alone, By Townships and Enumeration Districts, Bertie County 1970	9
4	Median Family Income, Bertie County, 1960 and 1970	10
5	Total Households By County and Township, 1976-1980	12
6	Low and Moderate Income Households By County and Township	13
7	Housing Need Distribution By Townships, Bertie County, 1976	14
8	Housing Summary, Colerain Township, Bertie County, 1976	20
9	Housing Summary, Indian Woods Township, Bertie County, 1976	21
10	Housing Summary, Merry Hill Township, Bertie County, 1976	22
11	Housing Summary, Mitchells Township, Bertie County, 1976	23
12	Housing Summary, Roxobel Township, Bertie County, 1976	24
13	Housing Summary, Snake Bite Township, Bertie County, 1976	25
14	Housing Summary, Whites Township, Bertie County, 1976	26
15	Housing Summary, Windsor Township, Bertie County, 1976	27
16	Housing Summary, Woodville Township, Bertie County, 1976	28
17	Housing Summary, Bertie County, 1976	29
18	New Construction, Colerain Township, Bertie County, 1970-1976	33
19	New Construction, Indian Woods Township, Bertie County, 1970-1976	34
20	New Construction, Merry Hill Township, Bertie County, 1970-1976	35
21	New Construction, Mitchells Township, Bertie County, 1970-1976	36

<u>Table No.</u>	<u>Title</u>	<u>Page</u>
22	New Construction, Roxobel Township, Bertie County, 1970-1976	37
23	New Construction, Snake Bite Township, Bertie County, 1970-1976	38
24	New Construction, Whites Township, Bertie County, 1970-1976	39
25	New Construction, Windsor Township, Bertie County, 1970-1976	40
26	New Construction, Woodville Township, Bertie County, 1970-1976	41
27	Summary, New Construction, Bertie County, 1970-1976	42
28	Summary, Selected Housing Characteristics, Colerain Township and ED's 1-5, 1970	45
29	Summary, Selected Housing Characteristics, Indian Woods Township and ED 18, 1970	46
30	Summary, Selected Housing Characteristics, Merry Hill Township and ED 27, 1970	47
31	Summary, Selected Housing Characteristics, Mitchells Township and ED's 8 and 9, 1970	48
32	Summary, Selected Housing Characteristics, Roxobel Township and ED's 10-13, 1970	49
33	Summary, Selected Housing Characteristics, Snake Bite Township and ED 17, 1970	50
34	Summary, Selected Housing Characteristics, Whites Township and ED's 25 and 26, 1970	51
35	Summary, Selected Housing Characteristics, Windsor Township and ED's 19-24, 1970	52
36	Summary, Selected Housing Characteristics, Woodville Township and ED 16, 1970	53
37	Summary, Selected Housing Characteristics, Bertie County and Townships, 1970	54

LIST OF MAPS

<u>Map. No.</u>	<u>Title</u>	<u>Page</u>
1	Location of Housing By Type	18
2	Location of Housing By Condition	19

PART ONE

SECTION I

INTRODUCTION

Purpose and Scope of Study

The purpose of this report is to acquaint Bertie Commissioners and other interested county residents with information on the housing stock in the county, and to recommend on how conditions can be improved.

Primary housing information in this document came from two major sources - a windshield survey conducted in 1976 and the 1970 Census of Housing. Additional data was also gathered from general planning reports such as the Bertie County Coastal Area Management Act Land Use Plan, Bertie County Comprehensive Water and Sewer Study and from the County Tax Supervisor's office.

This document is divided into two parts. Part I is an assessment of housing conditions and need, environmental factors affecting Bertie County housing, and housing problems. Part I ends with an assessment of housing obstacles and recommendations.

Whereas Part I focuses on the existing housing stock in Bertie County, Part II seeks to formulate specific housing policy statements based on the findings and recommendations in Part I.

Importance of Good Housing in Bertie County

What is housing? Housing is the most important consumer good in the economy; a house is an unusual product; housing is tied to land; housing is durable; housing is bulky; housing is a large expenditure item; and housing comes in many varieties.^{1/} These are only a few of the many descriptions of the most sought after, unique, and complex American need today. One need only to remember that housing is more than just a way of sheltering oneself or one's family against the elements. Since much of the family's time is spent in its dwelling unit, it is an important part of its total living environment. With all of the attention being focused today on ecology and man's environment, people are beginning to realize more and more that this world we live in, both natural and manmade, is a complex system of interdependent variables. It is not difficult to understand how man's environment can help shape his attitudes, goals and aspirations. If a family is unable to find "decent sanitary housing," and instead is relegated to living in a rural or urban slum, it cannot help but be affected physically, socially, and emotionally-mentally. This, in turn, (as researchers have found) is likely to affect the children, their ability to study and do well in school, and hence helps to perpetuate the cycle of poverty of which poor housing is only one manifestation.

Therefore, when studying the needs and opportunities for improving the housing stock^{2/} in Bertie County, these needs and opportunities should not be viewed in the narrow context of "shelter," but should be considered a means of improving county residents' total living environment and enhancing their chances of success in entering the economic mainstream of the community. Poor housing is a reflection of poverty, and although much has been said and written about the cycle of poverty and where it can best be broken, undoubtedly a number of measures are necessary including better educational and job opportunities as well as better housing. The pride and security that go along with living in a safe, sanitary dwelling can help all Bertie County residents in achieving the satisfaction of knowing they are living in the type of environment conducive to rearing children, as well as enriching their own lives.

SECTION II
HOUSING NEED IN BERTIE COUNTY
INTRODUCTION

Since housing and people are inseparable, this study begins with a brief summary of Bertie County's population trends as reflected in the 1960 and 1970 Census. The basic trends can be seen in Table I which is a summary of Population Trends in Bertie County and Townships. By comparing the population trends with the projected fate of existing housing, estimates are made of housing needs to accommodate future populations.

For the most part, the majority of new housing units are designed to meet the needs of middle and upper income families. Lower income households are not likely to live in a new dwelling, but rather in older housing which was once of high quality. The exception is publicly assisted housing which has minimal impact as will be discussed later. The process by which such housing declines in quality and becomes available to lower-income occupants is known as "filtering." In such a process the middle and higher income groups move into newly constructed dwellings, their old units which are deteriorating through age, lack of maintenance, etc. are then occupied by lower income groups. This process is quite evident in urban areas; however, in rural areas such as in Bertie, the actual "filtering process" may not be so easily recognizable. Nevertheless, the stock of housing which the "filtering process" provides the poor is not "decent housing" in most instances.

Table I

SUMMARY OF POPULATION TRENDS
BERTIE COUNTY TOWNSHIPS AND TOWNS
1960 - 1970

	1960		1970		PERCENT
	NUMBER	PERCENT	NUMBER	PERCENT	
BERTIE COUNTY					
Colerain Township	24,350	20,528	-3,822	-15.6	
Colerain Town	4,756	4,069	-687	-14.4	
Powellsville Town (part)	340	373	33	9.7	
Indian Woods Township	228	223	-5	-2.2	
Merry Hill Township	1,183	874	-309	-26.1	
Mitchells Township	1,242	630	-612	-49.3	
Aulander Town (part)	2,860	2,373	-487	-17.0	
Powellsville Town (part)	1,083	945	-138	-12.7	
Roxobel Township	31	24	-7	-22.6	
Aulander Town (part)	2,256	1,871	-385	-17.1	
Kelford Town	-	2	-	-	
Roxobel Town	362	295	-67	-18.5	
Snake Bite Township	452	347	-105	-23.2	
Whites Township	1,206	1,036	-170	-14.1	
Windsor Township	2,029	2,006	-23	-1.1	
Askewville Town	6,893	6,141	-756	-10.9	
Windsor Town	195	247	52	26.7	
Woodville Township	1,813	2,199	386	21.3	
Lewiston Town	1,925	1,528	-397	-20.6	
Woodville Town	360	327	-33	-9.2	
	344	253	-91	-26.5	

DEMOGRAPHIC CHARACTERISTICS, 1960-1970

Population Growth

During the 1960 decade, the population of Bertie County experienced a 15.6 percent decline from a total of 24,350 in 1960 to 20,528 in 1970. This decline can be attributed to, first, a national trend of migration from rural areas to urban areas, and secondly, a change in the agricultural practices which reduced the labor demand for agricultural workers, a trend of smaller family size, etc.

Several changes in population shifts occurred during the 1960-70 decade. While Windsor Township as a whole lost population during the decade, the Town of Windsor gained as shown in Table I. Askewville, which is in Windsor Township, also gained in population. The Town of Colerain also gained in population while Colerain Township lost. This would indicate that migration is occurring within the county, with the rural areas losing population and towns gaining in population. Even though Bertie County is very much rural in character, the proportion of persons living in all urban areas grew from 21% in 1960 to 26% in 1970.

Household Formulation

Household formulation is the most important demographic phenomenon in a housing study.^{3/} Household change is shown in Table 2. Table 2 shows that households declined a 1.9 percent change during 1960-70 while persons per household declined from 4.20 to 3.61. The total population of the county decreased by 15.7%. The number of households declined also during this period. If this trend continues, the county should expect both smaller household size and fewer new households being formed.

Table 2

NUMBER OF HOUSEHOLDS AND PERSONS PER HOUSEHOLD
 BERTIE COUNTY
 1960 and 1970

Total Population					
<u>Number of Households</u>		<u>Percent Change In Households</u>		<u>Persons Per Household</u>	<u>Percent Change In Persons Per Household</u>
1960	1970	1960-70		1960	1960-70
5,774	5,664	-1.9		4.20	3.61

SOURCE: N. C. State Governmental Statistical Abstract, 1973.

High Risk Area Populations

Some households will be unable to afford the socially accepted minimum amount of housing services.^{4/} While income is the single best indicator of housing need, the likelihood of occupying inadequate housing is highly correlated with certain social characteristics such as overcrowding, percent of non-white families, educational attainment, etc. - each of which is also related to low income. It is suggested that characteristics that define high risk area populations tend to overlap, so that there is a propensity for social disadvantages to occur simultaneously.^{5/} Generally, this means that high risk area families will also have a low educational attainment, a very high unemployment and underemployment rate, high level of welfare, etc.

Who are these families who live in "high risk areas" and who are unable to afford adequate housing? How are their housing needs measured? According to the Report of the President's Committee on Urban Housing there are two ways to measure housing needs. "One is to look at the family pocketbook, comparing the income of the families to the cost of housing. The second method is to look at the condition of houses themselves."^{6/}

Housing researchers and analysts tend to study substandard housing and overcrowded dwellings in the context of the inter-relationship of four major variables: 1) median family income; 2) the overcrowding index; 3) the percent of households with heads aged 65 or more; and 4) the percent of families that are non-white. The results of these studies indicate that low-income, large, and Black families occupy the worst housing in the nation. As was noted, this is not to say that smaller or White families can always secure adequate housing. It simply means that a number of social disadvantages occur together and serve to compound the housing problems of the poor.

Housing needs throughout Bertie County can be estimated by considering trends in the four previously mentioned social variables list by order in above paragraph. The number of non-white households in the county total 2,634, or 47% of the county. During the 1960-70 decade non-whites experienced a 6 percent decline in households. Possibly, the 6 percent decline is a reflection of a continuing out-migration. Not only are Black families apparently leaving the county, but even within the county, there seems to be significant Black migration from rural farm areas to towns. This pattern has -- and will probably continue to have in the future -- important implications for housing needs within Bertie County's developed areas, the incorporated municipalities.

In 1970 Bertie County had an elderly population of 3,798 living alone. (The assumption is made that the average household size of the elderly population living alone is two (2). This means that approximately 1,899 families are headed by individuals belonging to the 65 and older age group. Although their housing needs are considered to be relatively modest in terms of size, so too are their incomes since many are fixed and thus increase with the general level of economic activity in the county. Table 3 shows the number of elderly living alone by Township as of 1970.

The overall decline in average household size is a function of tendencies to form smaller households. This change in household size in rural areas is also a function, in part, of mechanized farming practices. Farmers do not now need large families to operate farms as mechanization becomes more prevalent, displacing human labor. In 1970, there were about 1,000 households containing six or more persons; this was a 14 percent decline over the comparable figure for 1960.

Table 3

ELDERLY LIVING ALONE, BY TOWNSHIPS AND ENUMERATION DISTRICTS
 BERTIE COUNTY
 1970

<u>Colerain Township</u>	741
Ed 1	107
Ed 2	46
Ed 3	190
Ed 4	222
Ed 5	176
<u>Mitchells Township</u>	586
Ed 6	18
Ed 7	267
Ed 8	119
Ed 9	182
<u>Roxobel Township</u>	324
Ed 10	0
Ed 11	81
Ed 12	63
Ed 13	180
<u>Woodville Township</u>	283
Ed 14	114
Ed 15	66
Ed 16	103
<u>Snake Bite Township</u>	77
Ed 17	77
<u>Indian Woods Township</u>	133
Ed 18	133
<u>Windsor Township</u>	1300
Ed 19	99
Ed 20	376
Ed 21	243
Ed 22	230
Ed 23	235
Ed 24	117
<u>Whites Township</u>	313
Ed 25	201
Ed 26	112
<u>Merry Hill Township</u>	40
Ed 27	40

SOURCE: U. S. Census of Housing, 5th Count Summary Tapes, 1970.

As shown in Table 4, the median family income^{7/} in Bertie County experienced a 47.7 percent increase during 1960 to 1970. This suggests that economic conditions are improving in the area.

Since detailed median family income data is not available on a township level, per capita income^{8/} data is shown by township in Table 4. While Windsor Township has the highest per capita income, \$1,875, Indian Woods Township has the lowest, \$917. The correlation between income and Black and large households is indicated by the fact that those townships with heavy concentrations of Black families simultaneously show large percentages of substandard housing and a low per capita income. The above correlation suggest low income families are more likely to be poorly housed than families with moderate incomes thus supporting the income - quality hypothesis.^{9/}

Table 4

MEDIAN FAMILY INCOME

BERTIE COUNTY

<u>1960</u>	<u>1970</u>	<u>Percent Change 1960 - 1970</u>
\$2,117	\$4,053	47.7

SOURCE: U. S. Census of Population, 1960 & 1970, General Social and Economic Characteristics.

POPULATION PROJECTIONS

1970 - 1980

According to the North Carolina Department of Administration the population in Bertie County is projected to reach 20,880 person by 1980; this represents an increase of almost 352 people over the 1970 population.

The base used in projecting Bertie's future population was the 1970 census. The projections utilize a method which considers past population characteristics and trends, birth rates, death rates, and other variables. However, when considering projections, one must remember, projections are only predictions based upon many variables. Some variables are intangible, e.g., an industry could decide to locate in the county or an existing industry could relocate. In either case, the population would be greatly affected.

HOUSEHOLD FORMULATION

As mentioned earlier, household formulation is the most important demographic phenomenon in a housing study. Today, it is estimated that there are 4,834 households in Bertie County and by 1980 the number will have decreased to 4,726. Similarly, low and moderate households are presently estimated at 3,045 and are projected to decrease to 2,977 by 1980. Tables 5 and 6 show projected total households, and low and moderate households in Bertie County and townships.

HOUSING NEED DISTRIBUTION

Table 7 shows estimated housing need distribution by townships. It is estimated that Bertie County has a total housing need of 1,647 units. Table 7 illustrates that Colerain Township has the largest total housing need, 390. Windsor, Mitchells, Woodville, Whites, Merry Hill, Roxobel, Snake Bite and Indian Woods follow with 385, 283, 212, 125, 135, 123, 102 and 63 respectively.

METHODOLOGY

As alluded to later in this study, most of the data used was obtained from a complete windshield survey of Bertie County excluding the incorporated municipal boundaries. Therefore, the staff felt that this data would give a more reliable picture of housing conditions throughout the county.

The total dwelling unit count was used as a base for estimating today's total households. It was felt that since over eight-five percent of Bertie County's 1970 population was in households, the total dwelling unit count would depict a reasonable household count. Using HUD SECTION 8 income housing limitations it was estimated that all households in Bertie County with an income of less than \$6,000 were considered low and moderate income households. The percent of low and moderate income households was held constant to project the 1980 household count. The results of this methodology is illustrated in tables 5 through 7.

Table 5

TOTAL HOUSEHOLDS
BY COUNTY AND TOWNSHIP
1976-1980

<u>Unit</u>	<u>1976</u>	<u>1980</u>
	<u>Total HH</u>	<u>Total HH</u>
Bertie Co.	4834	4726
Colerain Twp.	946	926
Indian Woods Twp.	161	157
Merry Hill Twp.	373	366
Mitchells Twp.	465	455
Roxobel Twp.	307	301
Snake Bite Twp.	288	281
Whites Twp.	567	554
Windsor Twp.	1420	1386
Woodville Twp.	307	300

SOURCE: DNER, NEFO Computations, 1976

Table 6

LOW & MODERATE INCOME HOUSEHOLDS

BY COUNTY & TOWNSHIP

1976

<u>Unit</u>	<u>1976</u>	<u>1980</u>
	<u>L - M HH</u>	<u>L - M HH</u>
Bertie County	3,045	2,977
Colerain Twp.	604	590
Indian Woods Twp.	130	127
Merry Hill Twp.	93	91
Mitchells Twp.	352	344
Roxobel Twp.	278	271
Snake Bite Twp.	154	150
Whites Twp.	297	291
Windsor Twp.	911	891
Woodville Twp.	226	222

Source: DNER, NEFO, Computations, 1976

Table 7

HOUSING NEED DISTRIBUTION BY TOWNSHIPS

BERTIE COUNTY

1976

<u>Unit</u>	<u>Dwelling Unit Goal</u>
Bertie County	1647
Colerain Twp.	390
Indian Woods Twp.	63
Merry Hill Twp.	135
Mitchells Twp.	283
Roxobel Twp.	123
Snake Bite Twp.	102
White Twp.	185
Windsor Twp.	385
Woodville Twp.	212

SOURCE: DNER, NEFO, Computations, 1976

SECTION III
HOUSING SUPPLY IN BERTIE COUNTY
INTRODUCTION

Although references have been made to the supply of housing in Bertie County, Section II was primarily concerned with housing need. This section will present more specific data on the housing supply picture in the county. A section on new construction is provided, also. Hopefully, this will give insight to the local housing industry's ability and flexibility in terms of responding to the county's projected growth.

Past experiences have shown that measuring the changes in the quality of the housing stock from census data is far from precise. The inconsistencies found in the delineation of deteriorated and dilapidated units in 1960 led the Bureau of the Census to abandon those measures altogether in 1970. Thus, in 1970 census data was collected only on overcrowding and the adequacy of plumbing facilities. While helpful these indicators are hardly sufficient to describe the housing deficiencies of many families. In an effort to more accurately present the conditions in Bertie County, a complete "windshield housing condition survey" was conducted in all unincorporated areas in the county. This survey was conducted in July of 1976. The results of this survey, along with the 1970 Census data, provide more insight into the housing inventory and conditions that prevail in Bertie County.

1976 WINDSHIELD SURVEY DATA

In July, 1976, personnel from the North Carolina Department of Natural and Economic Resources, Division of Community Assistance, under contract with Bertie County officials, conducted a windshield survey of housing within Bertie County excluding incorporated municipal boundaries. The survey assessed the number, type, tenure, and structural condition of housing by Enumeration District.¹⁰⁷

The following definitions were used to determine physical characteristics of housing in Bertie County:

Definitions

Conventional Single Family Housing - A residential structure designed and intended for occupancy by one family as a separate living quarter. A conventional single family housing unit subdivided into living quarters for more than one family was designated as a multi-family housing unit.

Mobile Home - A residential unit designed and intended for occupancy by one family as a separate living quarter. Mobile homes differ from conventional single family housing units in that they originally had wheels for moving from place of manufacture to residential site, and they generally are made of metallic material. Mobile homes are designed to be moved to the site after construction rather than being constructed on the site.

Multi-Family Housing Units - A residential structure designed and intended for occupancy by more than one family in separate living quarters. Examples of multi-family housing units are duplexes, garage apartments and apartments. Multi-family housing units include boarding houses or conventional single family housing subdivided into living quarters for more than one family.

Vacant Housing Unit - A unit was classed as vacant if no one was living in it at the time of enumeration, unless the occupants were only temporarily absent. Vacant implies the unit is fit for human inhabitation, but is simply unoccupied. Units unfit for habitation were not enumerated.

Under Construction - A unit was classified as under construction if it was in the process of being built or had been recently completed and was not yet occupied, such as a newly constructed house currently for sale. Under construction does not include units which were having expansions or additions.

Standard - A structure which appears physically sound with little or no need for minor structural repairs or maintenance. Structures needing minor surface repairs or maintenance such as paint or window screens were classified as standard to provide adequate shelter to its occupants. Standard structures do not exhibit deficiencies beyond the level of normal maintenance.

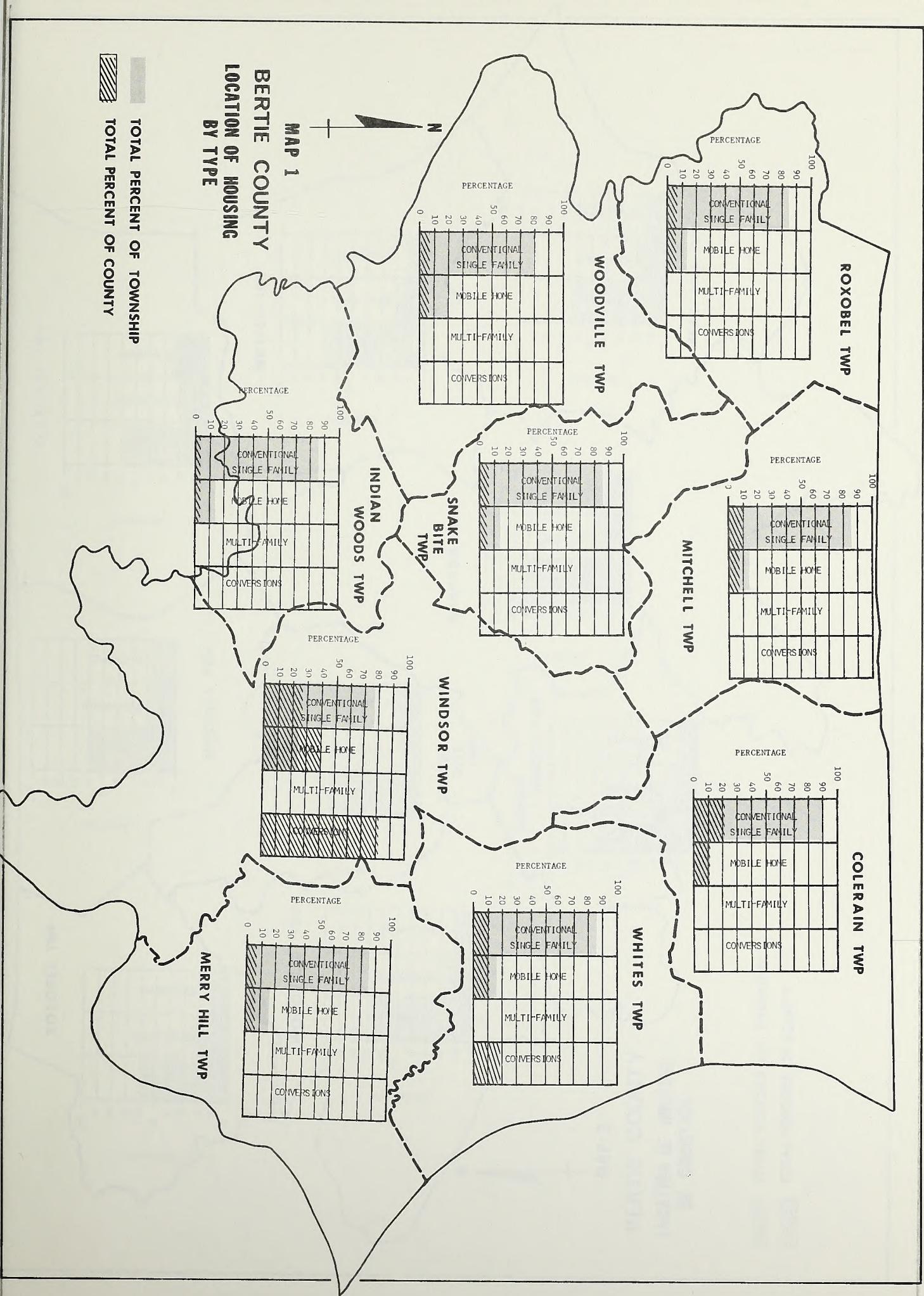
Deteriorated - A structure which appears physically in need of major structural repairs to the roof, walls, or foundation. Examples of major structural problems are roofs with missing shingles, excessively weathered cornices, deteriorated gutters or downspouts, broken or missing wall materials, sagging or out-of-plumb foundations or foundations with missing components. Deteriorated structures exhibit major deficiencies beyond the level of normal maintenance.

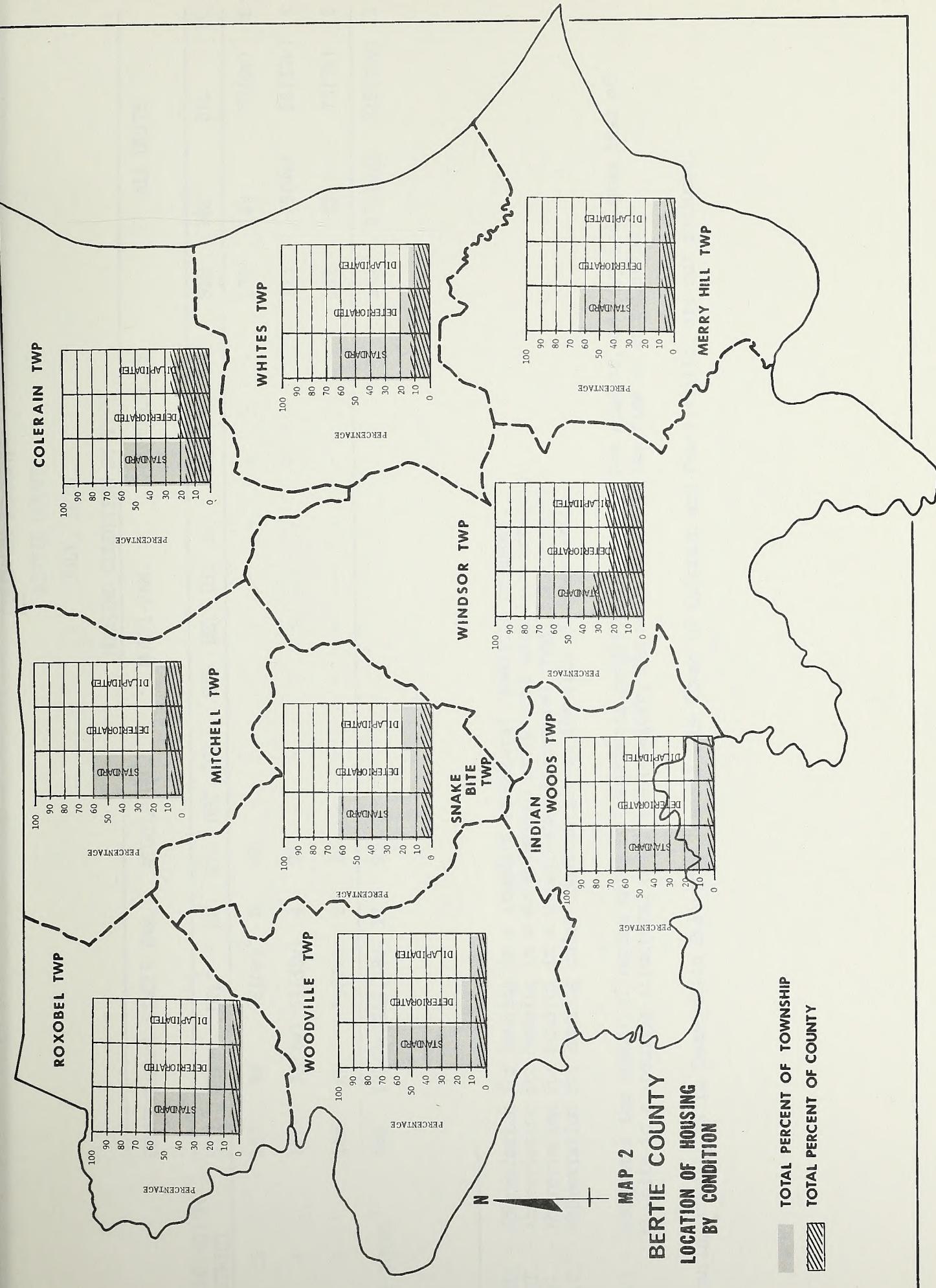
Dilapidated - A structure which, due to the extent of structural damage, requires clearance. Dilapidated structures exhibit major deficiencies to the extent that they no longer provide adequate shelter to its inhabitants and the potential cost of renovating the structure would be beyond its potential market value.

Conversion - A structure originally not designed for residential uses but has been converted to a permanent residential use.

Housing Inventory

The following tables, Table 6 through 15, provide summaries of housing structural conditions in each township and enumeration district (ED). Map 1, Location of Housing By Type, and Map 2, Location of Housing By Condition, graphically depicts housing structure conditions in each township.





COLERAIN TOWNSHIP
BERTIE COUNTY
JULY, 1976

HOUSING CONDITION BY TYPE

ENUMERATION DISTRICT	CONVENTIONAL SINGLE FAM.						MOBILE HM.						MULTI-FAM.						CONVERSATIONS						ALL UNITS					
	STD	DET	DIL ¹	UC	STD	DET	DIL	STD	DET	DIL	UC	STD	DET	DIL	STD	DET	DIL	UC	STD	DET	DIL	UC	STD	DET	DIL	UC				
3	133	49	78(6v) ²	6	46	-	-	-	-	-	-	-	-	-	-	-	-	-	179	49	78(6v)	6	78(6v)	49	78(6v)	6				
4	148	73(4v)	68(35v)	4	25	-	-	-	-	-	-	-	-	-	-	-	-	-	173	73(4v)	68(35v)	4	68(35v)	73(4v)	68(35v)	4				
5	168	49	73(7v)	2	24	-	-	-	-	-	-	-	-	-	-	-	-	-	192	49	73(7v)	2	73(7v)	49	73(7v)	2				
TWP TOTAL ³	449	171(4v)	219(48v)	12	95														544	171(4v)	219(48v)	12	219(48v)	171(4v)	219(48v)	12				

1 STD. - Abbreviation for housing in a standard structural condition category.
 DET. - Abbreviation for housing in a deteriorated structural condition category.
 DIL. - Abbreviation for housing in a dilapidated structural condition category.
 U.C. - Abbreviation for housing under construction at the time of enumeration.

2 (v) - Designates the number of vacant units by structural condition category. For example, 78 (6v) indicates that of 78 units in a specific structural condition category, six were vacant at the time of enumeration.

3 Housing conditions in Enumeration Districts 1 and 2 (the Towns of Colerain and Powellsville) are not included.

Table 10

HOUSING SUMMARY
 MERRY HILL TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE											
CONVENTIONAL SINGLE FAM.				MOBILE HM.				MULTI-FAM.			
ENUMERATION		DISTRICT		STD	DET	DIL ¹	UC	STD	DET	DIL	UC
27	178(1v)	75(9v)	58(26v) ²	2	58(1v)	1	1	-	-	-	236(2v)
TWP TOTAL	178(1v)	75(9v)	58(26v)	2	58(1v)	1	1				76(9v)
								236(2v)	76(9v)	59(26v)	2

1 STD. - Abbreviation for housing in a standard structural condition category.
 DET. - Abbreviation for housing in a deteriorated structural condition category.
 DIL. - Abbreviation for housing in a dilapidated structural condition category.
 U.C. - Abbreviation for housing under construction at the time of enumeration.

2 (v) - Designates the number of vacant units by structural condition category. For example, 58(26v) indicates that of 58 units in a specific structural condition, twenty-six were vacant at the time of enumeration.

Table 9

HOUSING SUMMARY
 INDIAN WOODS TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE												ALL UNITS		
CONVENTIONAL SINGLE FAM.				MOBILE HM.				MULTI-FAM.				CONVERSATIONS		
ENUMERATION DISTRICT	STD	DET	DIL ¹	UC	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	UC
18	88	27 (3v)	22 (6v) ²	1	23	-	-	-	-	-	-	111	27 (3v)	22 (6v)
TWP TOTAL	88	27 (3v)	22 (6v)	1	23							111	27 (3v)	22 (6v)

¹STD. - Abbreviation for housing in a standard structural condition category.

DET. - Abbreviation for housing in a deteriorated structural condition category.

DIL. - Abbreviation for housing in a dilapidated structural condition category.

U.C. - Abbreviation for housing under construction at the time of enumeration.

²(v) - Designates the number of vacant units by structural condition category. For example, 22 (6v) indicates that of 22 units in a specific structural condition category, six were vacant at the time of enumeration.

Table 11

HOUSING SUMMARY
 MITCHELLS TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE

ENUMERATION DISTRICT	CONVENTIONAL SINGLE FAM.			MOBILE HM.			MULTI-FAM.			CONVERSIONS			ALL UNITS			
	STD	DET	DIL ¹	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	UC
8	119	60(2v)	64(8v) ²	1	48	-	-	-	-	-	-	-	167	60(2v)	64(8v)	1
9	95	34(3v)	25(14v)	2	17	-	-	-	-	-	-	-	112	34(3v)	25(14v)	2
TWP TOTAL ³	214	94(5v)	89(32v)	3	65	-	-	-	-	-	-	-	279	94(5v)	89(22v)	3

¹STD. - Abbreviation for housing in a standard structural condition category.

DET. - Abbreviation for housing in a deteriorated structural condition category.

DIL. - Abbreviation for housing in a dilapidated structural condition category.

U.C. - Abbreviation for housing under construction at the time of enumeration.

²(v) - Designates the number of vacant units by structural condition category. For example, 64(8v) indicates that of 64 units in a specific structural condition category, none were vacant at the time of enumeration.

³Housing conditions in Enumeration Districts 6 and 7 (parts of the Towns of Aulander and Powellsville) are not included.

Table 12

HOUSING SUMMARY
 ROBOBEL TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE														
ENUMERATION DISTRICT	CONVENTIONAL SINGLE FAM.			MOBILE HM.			MULTI-FAM.			CONVERSIONS			ALL UNITS	
	STD	DET	DIL ¹	UC	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	UC
13	140(2v)	68(1v)	52(9v) ²	4	40	3	-	-	-	-	-	180(2v)	71(1v)	52(9v)
TWP TOTAL ³	140(2v)	68(1v)	52(9v)	4	40	3	-	-	-	-	-	180(2v)	71(1v)	52(9v)

1 STD. - Abbreviation for housing in a standard structural condition category.

DET. - Abbreviation for housing in a deteriorated structural condition category.

DIL. - Abbreviation for housing in a dilapidated structural condition category.

U.C. - Abbreviation for housing under construction at the time of enumeration.

² (v) - Designates the number of vacant units by structural condition category. For example, 52(9v) indicates that of 52 units in a specific structural condition category, nine were vacant at the time of enumeration.

³Housing conditions in Enumeration Districts 11 and 12 (Towns of Roxobel and Kelford) are not included.

Table 13

HOUSING SUMMARY
 SNAKE BITE TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE												CONVENTIONAL SINGLE FAM.						MOBILE HM.						MULTI-FAM.						CONVERSIONS					
ENUMERATION		STD		DET		DIL ¹		UC		STD		DET		DIL		UC		STD		DET		DIL		UC											
ENUMERATION DISTRICT		STD		DET		DIL ¹		UC		STD		DET		DIL		UC		STD		DET		DIL		UC											
17	TWP TOTAL	143(1v)	45(2v)	57(21v) ²	2	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	184	45(2v)	57(21v)	2								
25	TWP TOTAL	143(1v)	45(2v)	57(21v)	2	41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	184	45(2v)	57(21v)	2								

¹STD. - Abbreviation for housing in a standard structural condition category.
 DET. - Abbreviation for housing in a deteriorated structural condition category.
 DIL. - Abbreviation for housing in a dilapidated structural condition category.
 U.C. - Abbreviation for housing under construction at the time of enumeration.

²(v) - Designates the number of vacant units by structural condition category. For example, 57(21v) indicates that of 57 units in a specific structural condition category, twenty-one were vacant at the time of enumeration.

Table 14

HOUSING SUMMARY
 WHITES TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE

ENUMERATION DISTRICT	CONVENTIONAL SINGLE FAM.			MOBILE HM.			MULTI-FAM.			CONVERSIONS			ALL UNITS			
	STD	DET	DIL ¹	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	UC
25	202	74(7v)	36(18v) ²	6	57	1	-	-	-	3	-	-	262	75(7v)	36(18v)	6
26	87	38(2v)	36(9v)	1	26	-	-	-	-	-	-	-	113	38(2v)	36(9v)	1
TWP TOTAL	289	112(9v)	72(27v)	7	83	1	-	-	-	3	-	-	375	113(9v)	72(27v)	7

1 STD. - Abbreviation for housing in a standard structural condition category.
 DET. - Abbreviation for housing in a deteriorated structural condition category.
 DIL. - Abbreviation for housing in a dilapidated structural condition category.
 U.C. - Abbreviation for housing under construction at the time of enumeration.

2 (v) - Designates the number of vacant units by structural condition category. For example, 36(18v) indicates that of 36 units in a specific structural condition category, eighteen were vacant at the time of enumeration.

Table 15

HOUSING SUMMARY
 WINDSOR TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE												ALL UNITS				
CONVENTIONAL SINGLE FAM.				MOBILE HM.				MULTI-FAM.				CONVERSIONS				
ENUMERATION DISTRICT	STD	DET	DIL ¹	UC	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	UC		
22	269	50 (4v)	49 (8v) ²	4	98 (1v)	1	-	-	-	-	6	-	-	367 (1v)	51 (4v)	49 (8v) 4
23	223	54 (2v)	50 (8v)	1	84	1	1	-	-	-	6	-	-	307	55 (2v)	51 (8v) 1
24	236 (2v)	80 (5v)	93 (20v)	2	118	2	3	-	-	-	-	1	-	354 (2v)	83 (5v)	96 (20v) 2
TWP TOTAL ³	728 (2v)	184 (11v)	192 (36v)	7	300 (1v)	4	4	-	-	-	12	1	-	1028 (3v)	189 (11v)	196 (36v) 7

1 STD. = Abbreviation for housing in a standard structural condition category.
 DET. = Abbreviation for housing in a deteriorated structural condition category.
 DIL. = Abbreviation for housing in a dilapidated structural condition category.
 U.C. = Abbreviation for housing under construction at the time of enumeration.

2 (v) = Designates the number of vacant units by structural condition category. For example, 49(8v) indicates that of 49 units in a specific structural category, eight were vacant at the time of enumeration.

3 Housing conditions in Enumeration Districts 19, 20, and 21 (Towns of Windsor and Askewville) are not included.

Table 16

HOUSING SUMMARY
 WOODVILLE TOWNSHIP
 BERTIE COUNTY
 JULY, 1976

HOUSING CONDITION BY TYPE												ALL UNITS				
CONVENTIONAL			SINGLE FAM.			MOBILE HM.			MULTI-FAM.			CONVERSIONS				
ENUMERATION DISTRICT	STD	DET	DIL ¹	UC	STD	DET	DIL	STD	DET	DIL	STD	DET	DIL	UC		
16	149 (2v)	56 (4v)	38 (8v)	3	60	-	-	-	1	-	-	-	209 (2v)	57 (4v)	38 (8v)	3
TWP TOTAL ³	149 (2v)	56 (4v)	38 (8v)	3	60	-	-	-	1	-	-	-	209 (2v)	57 (4v)	38 (8v)	3

1STD. - Abbreviation for housing in a standard structural condition category.
 DET. - Abbreviation for housing in a deteriorated structural condition category.
 DIL. - Abbreviation for housing in a dilapidated structural condition category.
 U.C. - Abbreviation for housing under construction at the time of enumeration.

2(v) - Designates the number of vacant units by structural condition category. For example, 38 (8v) indicates that of 38 units in a specific structural condition category, eight were vacant at the time of enumeration.

3Housing conditions in Enumeration Districts 14 and 15 (Towns of Woodville and Lewiston) are not included.

Table 17

HOUSING SUMMARY TOTAL
BERTIE COUNTY
JULY, 1976

HOUSING CONDITION BY TYPE												CONVERSIONS				ALL UNITS			
CONVENTIONAL SINGLE FAM.				MOBILE HM.				MULTI-FAM.											
STD	DET	DIL ¹	UC	STD	DET	DIL	UC	STD	DET	DIL	UC	STD	DET	DIL	UC	STD	DET	DIL	UC
2,366	852	799	41	765	9	5	-	1	-	-	-	15	1	-	-	3,136	843	804	41
(8v)	(48v)	(203v) ²										(10v)	(48v)	(203v)					

¹STD. - Abbreviation for housing in a standard structural condition category.
 DET. - Abbreviation for housing in a deteriorated structural condition category.
 DIL. - Abbreviation for housing in a dilapidated structural condition category.
 U.C. - Abbreviation for housing under construction at the time of enumeration.

²(v) - Designates the number of vacant units by structural condition category. For example, (203v) indicates that of 799 units in a specific structural condition category, two hundred and three were vacant at the time of enumeration.

As the preceding tables illustrate, Windsor Township has the largest total number of housing units with 1,420. Colerain, Whites, Mitchells, Merry Hill, Roxobel, Woodville, Snake Bite and Indian Woods follow with 946, 567, 465, 373, 307, 307, 288 and 161 respectively for a total of 4,834. A further breakdown of housing units by Enumeration Districts (ED) shows the following percentages:

Windsor Township (29%)

ED 22 - 9%
ED 23 - 9%
ED 24 - 11%

Colerain Township (20%)

ED 3 - 6%
ED 4 - 9%
ED 5 - 7%

Indian Woods Township (3%)

ED 18 - 3%

Merry Hill Township (8%)

ED 27 - 8%

Mitchells Township (10%)

ED 8 - 6%
ED 9 - 4%

Roxobel Township (6%)

ED 13 - 6%

Snake Bite Township (6%)

ED 17 - 6%

Whites Township (12%)

ED 25 - 8%
ED 26 - 4%

Woodville Township (6%)

ED 16 - 6%

The largest number of housing units is found in the Windsor Township in ED 24 while the smallest number of units is located in the Mitchell Township in ED 9 and in Whites Township in ED 26 with 4% each.

Conventional single family housing accounts for almost 84% of the county's housing stock while mobile homes account for 16%. Conversion and multi-family units accounts for less than 1%.

Windsor Township has the largest total number of Mobile Home units with 300. This means that approximately 40% of the entire county's mobile home stock is located in Windsor Township. ED 24 accounts for 16%; ED 23, 11%; and ED 22, 13%. The remaining 60% of the mobile home stock is allocated as follows:

Colerain Township (12%)

ED 3 - 6%
ED 4 - 3%
ED 5 - 3%

Indian Woods Township (3%)

ED 18 - 3%

Merry Hill Township (8%)

ED 27 - 8%

Mitchells Township (8%)

ED 8 - 6%
ED 9 - 2%

Roxobel Township (6%)

ED 13 - 6%

Snake Bite Township (5%)

ED 17 - 5%

Whites Township (10%)

ED 25 - 7%
ED 26 - 3%

Woodville Township (8%)

ED 16 - 8%

In summary, mobile homes account for 16% of Bertie County's total housing stock. Forty (40) percent of all mobile homes are located in Windsor Township with the remaining sixty (60) percent divided among eight townships. The lowest percentage (3%) is found in Indian Woods Township and the second highest (12%) in Colerain Township.

Table 15 summarizes Total Housing in Bertie County. It shows that there are 4,780 housing units in the county; this figure includes all housing units including mobile home units. Of the 4,834 units, 1,647 or 34% are substandard.¹¹ This means that 18% of the county's housing stock is in a deteriorating condition while approximately 17% is in a dilapidated condition. Further, Table 15 shows that approximately 5% of all units or 261 units are vacant. The vacancy rate by condition is as follows:

Standard	.3% or 10 units
Deteriorated	5.6% or 48 units
Dilapidated	25% or 203 units

By subtracting the total number of vacant dilapidated units (203) from all dilapidated units (804) the occupied dilapidated units (601) are determined.¹² As a result, it can be assumed that 166 families are presently ill housed.

New Construction

Bertie County does not have a building permit letting system. For this reason, it is impossible to definitively determine the number of new houses built in recent years. However, Tables 16-25 do give all new houses that were listed for tax purposes from 1970 to 1975. The tax collector suspects, however, that the number of new housing listed for the years 1970 to 1975 is a reasonable representation of construction since 1970. As of the date of this writing (August 1976) only 41 units were under construction in the county. After 1972 the local conventional housing industry was unable to meet Bertie County's housing needs. As a result, many families turned to the mobile home industry for shelter. As Table 25 shows, mobile homes have increased steadily since 1971 in Bertie County. It can be assumed that mobile homes will continue to play an important role in providing shelter for Bertie residents. Tables 16-25 show new construction by Townships while Table 25 summarizes new construction in the entire county. New construction in the county reached its highest peak in 1972 with a total of 149. After 1972 the housing construction industry fell drastically in Bertie County as it did for the rest of the state and nation.

Table 18

NEW CONSTRUCTION
COLERAIN TOWNSHIP
1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	23	-	-	23
1971	19	-	3	22
1972	24	12	2	38
1973	15	7	9	31
1974	16	23	6	45
1975	18	23	15	56
1976 ^{a/}	12	-	-	12

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 19

NEW CONSTRUCTION
INDIAN WOODS TOWNSHIP
1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	5	-	2	7
1971	5	8	4	17
1972	10	9	3	22
1973	8	8	6	22
1974	0	9	5	14
1975	1	3	2	6
1976 ^{a/}	1	-	-	1

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 20

NEW CONSTRUCTION
MERRY HILL TOWNSHIP
1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	7	-	1	8
1971	5	-	1	6
1972	7	2	5	14
1973	7	12	11	30
1974	3	11	1	15
1975	1	9	1	11
1976 ^{a/}	2	-	-	2

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 21

NEW CONSTRUCTION
MITCHELLS TOWNSHIP
1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	7	-	1	8
1971	14	-	2	16
1972	12	12	8	32
1973	11	13	3	27
1974	12	23	9	44
1975	8	33	17	58
1976 ^{a/}	3	-	-	3

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 22

NEW CONSTRUCTION

ROXOBEL TOWNSHIP

1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	7	-	4	11
1971	5	2	4	11
1972	5	12	6	23
1973	8	16	4	28
1974	9	8	2	19
1975	5	7	3	15
1976 ^{a/}	4	-	-	4

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 23

NEW CONSTRUCTION
SNAKEBITE TOWNSHIP
1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	5	-	4	9
1971	6	6	13	25
1972	6	7	11	24
1973	11	8	13	32
1974	8	10	12	30
1975	8	10	17	35
1976 ^{a/}	2	-	-	2

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 24

NEW CONSTRUCTION

WHITES TOWNSHIP

1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	9	-	5	14
1971	17	6	0	23
1972	10	5	11	26
1973	7	16	8	31
1974	6	17	5	28
1975	7	12	11	30
1976 ^{a/}	7	-	-	7

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 25

NEW CONSTRUCTION

WINDSOR TOWNSHIP

1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER^{1/}</u>	<u>TOTAL</u>
1970	49	-	20	69
1971	42	35	45	122
1972	68	35	65	168
1973	46	34	28	108
1974	31	48	30	109
1975	34	59	80	173
<u>1976^{a/}</u>	<u>7</u>	<u>-</u>	<u>-</u>	<u>7</u>

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 26

NEW CONSTRUCTION
WOODVILLE TOWNSHIP

1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	4	-	1	5
1971	5	10	6	21
1972	7	8	3	18
1973	11	3	5	19
1974	14	5	4	23
1975	9	10	4	23
1976 ^{a/}	3	-	-	3

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

Table 27

SUMMARY
NEW CONSTRUCTION
BERTIE COUNTY
1970 - 1976

<u>YEAR</u>	<u>CONVENTIONAL</u>	<u>MOBILE HOME</u>	<u>OTHER</u>	<u>TOTAL</u>
1970	117	-	38	155
1971	118	67	80	265
1972	149	102	114	365
1973	124	117	87	328
1974	99	154	74	327
1975	91	166	150	407
1976 ^{a/}	41	-	-	41

a/ 1976 Windshield Survey

SOURCE: Bertie County Tax Supervisor's Office

1970 CENSUS OF HOUSING DATA

The determination of housing quality requires more objective judgments and criteria than that used for examining types of housing by geographic area. It is a relatively easy task to determine if a unit is a single-family dwelling, mobile home, etc. But how does one determine if a dwelling is indeed "standard", or "deteriorating", or "dilapidated?" Although criteria was established to help classify housing by condition, etc. in the 1976 Windshield Survey, external appearance is no substitute for interior examination. This, in large measure, is the reason this section will briefly summarize housing quality from the 1970 Census of Housing. By doing so, objective criteria such as whether or not dwellings had plumbing facilities, were overcrowded, rent and value, etc. can be utilized. Together, these two sources -- 1976 Windshield Survey and 1970 Census of Housing -- will aid in identifying Bertie County's housing problems.

Housing characteristics which will be considered include plumbing facilities, overcrowding, rent, and value, vacancies and home ownership. Tables 26-35 show in tabular form much of the information that will be discussed concerning housing quality and characteristics. Table 35 is a summary of selected housing characteristics in Bertie County and the county's Townships while Tables 26-35 look at housing characteristics by individual Township and Enumeration District.

Plumbing Facilities

The closest indicators of housing conditions that we have from the 1970 Census are data on lack of plumbing facilities.¹³ The figures cited in Tables 26-35 indicate dwelling units "lacking one or more plumbing facilities." Naturally, this single criterion is not an absolute measure of the suitability of dwelling as a place to live, but it is the best such indicator available at the present time.

Bertie County has a large proportion of dwellings lacking one or more plumbing facilities (39.7 percent). When the proportion of dwellings lacking some or all plumbing facilities is compared with Region Q and with the state, Bertie County's percent (39.7) is noteworthy; in fact, 28.8 percent of all dwellings in Region Q lack some or all plumbing facilities while 14.9 percent of all dwellings in the state lack some or all plumbing facilities. Within Bertie County, percentages vary from a low of 32.8 in the Windsor Township, to a high of 75.9 percent in the Indian Woods Township. In total numbers, Windsor Township has the greatest number of units lacking one or more plumbing facilities (689), while Snake Bite Township has the fewest (16.2). The total for the county is 2,632.

Overcrowding

Overcrowding is defined as "the number of occupied housing units with 1.01 or more persons per room."

A total of 1,135 units of housing in Bertie County, or 17.1 percent of the year-round units¹⁴ are overcrowded using the above definition. By township, the percentages vary from a low of 16% in the Merry Hill Township, to highs of 33.9%, 31.6% in the Woodville and Indian Woods Townships, respectively. A noteworthy correlation is that Woodville and Indian Woods Townships also have the largest percentages of occupied housing units lacking complete plumbing.

Rent and Value

It is said that many factors operate in the housing market to determine housing values and rents. Foremost among these are location, size, quality of construction, availability and adequacy of utilities and sewers and market demand.

The average monthly rent in Bertie County in 1970 was \$31. Again, the Indian Woods Township had the lowest rent, \$25, while Windsor Township had the highest, \$37.

The average value of housing units in the county in 1970 was \$9,091, compared to \$12,800 in the state. Again, the highest value recorded in the county was in Windsor Township (\$10,511) while the lowest was in Roxobel Township (\$7,289).

Vacancies

Vacancy rates are an important consideration in a housing study since they partially indicate the extent to which the "filtering process" can work, whereby poorer families are able to occupy dwellings vacated by the more affluent as they move into larger more expensive homes. The number of vacancies also helps determine the amount of choice the housing consumer has in locating a dwelling that meets his family's needs and budget constraints. Then too, vacancy rates affect the price of housing consumer must pay, since when supply exceeds demand (particularly in rental units), prices are more likely to stabilize or decrease.

The vacancy rate in Bertie County in 1970 was 11.8 percent. Rates within the county varied significantly from a low of 7.8 percent in the Mitchell Township, to a high of 35.6 percent in the Whites Township.

Home Ownership

A large percentage of homes in Bertie County are owner-occupied. In 1970, 55.3 percent of the housing units in Bertie County was owner-occupied. There was not much variation in home ownership rates within the county, with two exceptions. Merry Hill Township had the highest proportion of home ownerships with 70.7% and the Windsor Township had the second highest proportion of home ownerships with 65.6 percent.

Table 28

SUMMARY

SELECTED HOUSING CHARACTERISTICS
COLERAIN TOWNSHIP AND ED'S 1 - 5

1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent \$	Avg. Value \$	Vacancy Number	Vacancy Rate %	Owner-Occupancy Number	Owner-Occupancy Rate %
	Number	Percent	Number	Percent						
Colerain Twp.	514	39.4	223	17.1	33	9,838	152	11.6	773	59.3
ED 1	11	7.8	6	4.6	39	14,242	7	5.1	108	79.6
ED 2	17	20.0	2	2.5	39	7,284	6	6.9	66	76.2
ED 3	166	53.9	66	21.3	26	10,621	40	13.0	263	63.8
ED 4	120	53.6	77	18.6	27	7,727	52	12.6	263	63.8
ED 5	200	55.5	72	20.0	33	9,320	47	13.0	184	50.9

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 29

SUMMARY

SELECTED HOUSING CHARACTERISTICS
INDIAN WOODS TOWNSHIP AND ED 18

1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent	Avg. Value	Vacancy Number	Vacancy Rate %	Owner-Occupancy Number	Owner-Occupancy Rate %
	Number	Percent	Number	Percent						
Indian Woods Twp.	180	75.9	75	31.6	25	8,149	25	10.5	118	49.9

ED 18
(same geographic boundary)

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 30

SUMMARY

SELECTED HOUSING CHARACTERISTICS
MERRY HILL TOWNSHIP AND ED 27

1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent \$	Avg. Value \$	Vacancy Rate %	Owner-Occupancy Rate %
	Number	Percent	Number	Percent				
Merry Hill Twp.	133	49.7	43	16.0	30	9,606	74	27.6
ED 27 (same geographic boundary)						189		70.7

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 31

SUMMARY

SELECTED HOUSING CHARACTERISTICS
MITCHELL'S TOWNSHIP AND ED'S 8 and 9

1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent		Avg. Value		Vacancy Rate		Owner-Occupancy Rate	
	Number	Percent	Number	Percent	\$	Percent	\$	Percent	Number	%	Number	%
Mitchells Twp.	205	48.6	90	21.3	36	9,552	33	7.8	211	50.1		
ED 8	99	50.0	52	26.5	36	9,812	17	8.6	95	48.2		
ED 9	106	47.1	38	16.8	35	9,291	16	7.1	116	51.9		

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 32

SUMMARY

SELECTED HOUSING CHARACTERISTICS
ROXOBEL TOWNSHIP AND ED'S 10 - 13
1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent	\$	Avg. Value	Vacancy Number	Vacancy Rate %	Owner-Occupancy Number	Owner-Occupancy Rate %
	Number	Percent	Number	Percent							
Roxobel Twp.	300	52.5	126	22.0	31	7,289	63	11.0	330	57.8	
ED 10	-	-	-	-	-	-	-	-	-	-	
ED 11	40	32.4	17	13.5	35	9,060	12	9.7	81	63.9	
ED 12	50	41.3	17	14.4	30	5,722	16	13.3	88	73.0	
ED 13	210	64.1	92	28.2	27	7,087	35	10.7	161	49.3	

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 33

SUMMARY

SELECTED HOUSING CHARACTERISTICS
SNAKE BITE TOWNSHIP AND ED 17

1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent		Avg. Value		Vacancy Rate		Owner-Occupancy Rate	
	Number	Percent	Number	Percent	\$	Percent	\$	Number	%	Number	%	
Snake Bite Twp.	162	59.9	64	23.4	31	9,369	23	8.5	144	53.0		
ED 17 (same geographic boundary)												

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 34

SUMMARY

SELECTED HOUSING CHARACTERISTICS
WHITES TOWNSHIP AND ED'S 25 and 26
1970

AREA	Lacking One or More Plumbing Fac. Number	1.01 + Persons Per Room Number	Avg. Monthly Rent \$	Avg. Value \$	Vacancy Number	Vacancy Rate %	Owner-Occupancy Number	Owner-Occupancy Rate %
Whites Twp.	277	44.0	130	20.6	28	9,244	117	35.6
ED 25	198	45.7	101	23.3	28	9,648	78	17.9
ED 26	79	40.3	29	14.7	28	8,839	39	20.0

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

SUMMARY

SELECTED HOUSING CHARACTERISTICS
WINDSOR TOWNSHIP AND ED'S 19 - 24

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent	\$	Avg. Value	Vacancy Number	Vacancy Rate %	Number	Owner-Occupancy Rate %
	Number	Percent	Number	Percent							
Windsor Twp.	689	32.8	301	14.3				37	10.511	270	12.8
ED 19	13	15.4	6	7.1				35	9.194	3	3.4
ED 20	70	13.4	46	8.9				40	15,970	34	6.5
ED 21	40	14.2	10	3.3				48	12,005	14	5.0
ED 22	157	35.3	52	11.6				36	9,186	49	11.0
ED 23	181	49.2	71	19.3				31	8,583	20	5.4
ED 24	228	57.0	116	28.9				29	8,130	150	37.4
										260	65.0

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 36

SUMMARY
SELECTED HOUSING CHARACTERISTICS
WOODVILLE TOWNSHIP AND ED 16
1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent \$	Avg. Value \$	Vacancy Rate %	Owner-Occupancy Rate %
	Number	Percent	Number	Percent				
Woodville Twp.	172	70.7	83	33.9	26	8,269	31	12.7
ED 16 (same geographic boundary)							134	55.1

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

Table 37

SUMMARY
SELECTED HOUSING CHARACTERISTICS
BERTIE COUNTY & TOWNSHIPS

1970

AREA	Lacking One or More Plumbing Fac.		1.01 + Persons Per Room		Avg. Monthly Rent \$	Avg. Value \$	Vacancy Rate %	Number	Owner-Occupancy Rate %
	Number	Percent	Number	Percent					
BERTIE COUNTY	2,632	39.7	1,135	17.1	31	9,091	788	11.8	3,666
Colerain Twp.	514	39.4	223	17.1	33	9,838	152	11.6	773
Indian Woods Twp.	180	75.9	75	31.6	25	8,149	25	10.5	118
Merry Hill Twp.	133	49.7	43	16.0	30	9,606	74	27.6	189
Mitchells Twp.	205	48.6	90	21.3	36	9,552	33	7.8	211
Whites Twp.	277	44.0	130	20.6	28	9,244	117	35.6	388
Windsor Twp.	689	32.8	301	14.3	37	10,511	270	12.8	1,379
Woodville Twp.	172	70.7	83	33.9	26	8,269	31	12.7	134
Roxobel Twp.	300	52.5	126	22.2	31	7,289	63	11.0	330
Snake Bite Twp.	162	59.9	64	23.4	31	9,369	23	8.5	144
									53.0

SOURCE: U.S. Census of Housing, 5th Count Summary Tapes, 1970.

SUMMARY

As of 1970, approximately 40 percent of all housing in Bertie County was "lacking one or more plumbing facilities." Interpreting this another way, approximately 40 percent of all housing in Bertie County is substandard. Similarly, the 1976 windshield survey identified approximately 34 percent of the county's housing stock as being substandard. Although the windshield survey has its limitations, it is felt that the "34 percent figure" does represent a reasonable account of substandard housing in the county today. In addition, the 1976 survey was not conducted within municipal incorporative boundaries. Again, this limitation alone would not significantly affect the 1976 survey figures.

Within the county, as of 1970, Windsor Township had the lowest percentage (32.8%) of substandard housing while the Indian Woods Township had the highest (75.9%). Similarly, the 1976 windshield survey revealed that the Windsor Township had the lowest number (27.2) of substandard housing. On the other hand, Colerain, Mitchell, and Roxobel had the highest percentages of substandard housing with approximately 42, 40, 41 percents respectively.

In summary, Bertie County's high risk housing areas, according to the various 1970 census indicators and the 1976 windshield survey, are within Indian Woods, Roxobel, Snake Bite and Woodville Townships. It is within these areas where housing conditions are considered the worst in the county.

SECTION IV

ENVIRONMENTAL FACTORS AFFECTING BERTIE HOUSING

The preceding sections have examined Bertie County's housing stock using various indicators of housing conditions from the 1970 Census of Housing. The following discussion will add another dimension to housing in Bertie County. That is, it is difficult to consider the matter of housing quality without looking at the environment in which that housing is placed. The environment can be shaped to some extent through governmental regulations, such as nuisance ordinances and subdivision regulations, in a manner similar to the way in which housing quality itself can be influenced through enforcement of residential building codes and minimum housing codes. Thus, to appreciate the potential for helping to shape the environment, existing environmental problems must be studied and understood.

Environmental blight is an important aspect of a housing study merely because without the proper neighborhood environmental housing quality is much more likely to become substandard in the future, if it isn't already deteriorating. Simply stated, environmental blight is a factor, or combination of factors, which tends to downgrade neighborhood quality and general "livability" of a residential area. When poor environmental conditions exist, residents are less likely to care about the appearance and maintenance of their property, property values fall, and general neighborhood decay sets in. Environmental problems in Bertie County are not unlike those in most North Carolina communities; they include building on poor soils, flooding and poor drainage, incompatible land uses in proximity to one another, unpaved roads, abandoned structures, lack of driveways, trash and rubbish, etc.

Soil conditions affect housing and residential neighborhood quality in a number of ways. First to consider is the building site itself. If houses are built on soils with undesirable characteristics, foundations crack, walls and floors sag, and the houses quickly deteriorate in value, utility and aesthetics.

Also, the effect of soils on suitable operation of septic tanks must be considered. According to the 1970 Census of Housing, 2,397 of Bertie County's 6,524 year-round housing units (36.7 percent) used septic tanks or cesspools as a means of sewage disposal. There have been many more septic tanks installed since that time; however, it is unknown if the percentage of units using septic tanks has changed appreciably. The important factor to be brought out is that there are many septic tanks in the county. Many of them may not operate effectively. How do inoperative septic tanks affect neighborhood quality? Anyone who has visited or lived in such an area can attest that prevailing odors and odious health hazards do in fact degrade living quality of the area. New laws are in effect to more closely supervise the installation of septic tanks, but this in itself will not solve the problem, largely because adequate soils data is not available countywide to evaluate areas of potential septic tank problems. However, this problem was recognized early by county officials. To this extent, a detailed soil survey is presently in progress and should be

completed in the early 1980's.

Flooding and poor surface water drainage are also related to soil types and capabilities. Flooding is not a result of soil type, per se, but the type of soil found in a particular area can be indicative of periodic flooding. Some areas of Bertie County lie within the Cashie, Roanoke, Chowan Rivers floodplain.¹⁵ Periodic flooding results not only in tangible property damage and losses, but also results in devaluation of an area as a desirable location to build or buy a house. This, in turn, can influence property owners to not maintain their dwellings satisfactorily, thereby leading to general neighborhood decline.

Incompatible land uses in close proximity to one another is an environmental problem in many communities, particularly those which have not enacted land use controls such as zoning. Proximity of housing to major highways creates problems of noise, fumes, dust and the real hazard of being struck by vehicles. Frequently lack of adequate planning and setback requirements allows structures to be built too close to an existing roadway, and when that roadway is widened in the future it removes one important buffer - distance - from between the house and the roadway. An example of this problem in Bertie County is the proposed widening of N.C. 308 in the Windsor Township. The homes in this area would be very adversely affected if half of their front yards were removed.

Other examples of incompatible land uses adjacent to one another can be found in every Bertie County community, both urban and rural. These problems include commercial and industrial encroachment into residential neighborhoods (and vice versa) and lack of adequate buffers between residences and other land uses.

Unpaved roads are another factor which affect residential quality. Mud, dust, and potholes all aggravate what should be pleasant journeys to and from a neighborhood. Dust collects on houses giving them a shabby appearance. Today, however, this problem for new development is not as severe as once was mainly because of the policy adopted by the State Secondary Roads Council in 1973. This policy is that no streets in residential areas with subdivision characteristics will be accepted into the state system for maintenance unless they are paved and meet state highway standards. Thus, subdivisions with unpaved streets will not only have a negative environmental factor, but local residents will have to bear the cost of street maintenance, unless the street is maintained by a municipality.

Abandoned dilapidated structures are also detrimental to environmental quality. They are unsightly as well as being unsafe for children who might be playing in or near them. Frequently they provide refuge for mice, rats, and other vermin. The more densely settled an area is, the more obnoxious abandoned structures become.

Accumulation of tall weeds, trash, and debris in vacant lots adversely affects residential environments for both aesthetic and public health reasons. Besides being unsightly, trash and debris harbor rodents and can emit insect attracting odors. This type of environmental nuisance should be controlled to the extent possible.

All of these factors contribute to the "hopeless" attitude of many county residents since many of these conditions exist through actions beyond their immediate control.

SECTION V

STATEMENT OF HOUSING PROBLEMS

The following statements of housing problems were formulated from an analysis of 1970 Census of Housing Data and a 1976 Windshield Survey. This report realizes the limitations associated with "problem identification" as a result of census and windshield survey data analysis. To this extent, the reader is reminded that these problems were formulated from empirical evidence. Yet, it is quite possible that there are housing related problems in Bertie County that can not be identified solely by empirical data which reflect the general scope of this study.

HOUSING PROBLEMS

1. There has been a decline in population which has also resulted in a decline in the number of households in Bertie County.
2. Household size is declining which also affects total number of households.
3. Approximately forty (40) percent of all housing in Bertie County is sub-standard.
4. The worst housing conditions are found in Indian Woods, Roxobel, Snake Bite and Woodville Townships.
5. Approximately 17 percent of all year-round housing is overcrowded. Woodville and Indian Woods Townships have the highest percentages of overcrowded units, 33.9 and 31.6 percent, respectively.
6. Bertie County has an estimated 1,899 families headed by individuals 65 and older living alone. The elderly are considered one of the largest and neediest groups among the poor. This group includes couples, widowers, bachelors, spinsters, and widows living on social security, a pension, or welfare, i.e., fixed incomes.
7. Banks in the county will make loans for home improvements but normally only on a short term basis. The amount of the loan and down payment depends on the condition of the "home to be improved". As a result of observing the county's substandard housing stock, it is assumed that very few loans would be made for substandard home improvements. The reason is simple - not worth the investment. Stegman and Sumka estimate that about three-fourths of the substandard dwellings in non-metropolitan areas (which include rural areas) is not capable of supporting any appreciable rehabilitation program.¹⁶
8. To date there are only three publicly assisted housing projects in Bertie

County: two in Aulander and one in Lewiston - a total of 110 units. All three projects have a 100% occupancy. Using the county's average household size of 3.61, this means that approximately 371 families have secured "a decent home." Yet, it is estimated that approximately 360 families are still in need of adequate shelter. On this basis, it can be said that federal programs for housing that have been available in the county have not been able to reach many of the improvished rural families which are most in need of improved housing. Again, Stegman and Sumka provide insight as to why these programs have failed to reach this group. The authors state, "The issue of the proper city role in sclving housing problems remains very much alive in the smaller city, with sentiment still running high that housing is a private responsibility. Minimum building and housing codes have only recently arrived; enforcement of occupancy standards in the existing stock has scarcely begun; and virtually no local revenues are allocated to improving housing conditions. Thus, to think in terms of locally initiated, large-scale intervention efforts would be highly impractical and politically naive, even if conditions so warranted."¹⁷

SECTION VI
STATEMENT OF OBSTACLES AND RECOMMENDATIONS

1. Existing high interest rates combined with home mortgage credit requirements have virtually precluded lower income families from purchasing homes by conventional methods.
2. The cost of building materials as a result of past and present inflation puts new home construction and home improvement out of reach of many families in the county.
3. Urban services and facilities, particularly water and sewer, would be difficult to provide economically because of the low density of population in the county and incorporated towns.
4. The low tax base of the county limits the extent of urban services and facilities the county and incorporated towns can provide.
5. Past efforts toward federal low and moderate housing development projects have not been successful due to lack of acceptance locally and limited administrative ability of the county.

RECOMMENDATIONS

The recommendations which follow are not necessarily arranged in order of importance; however, the numbered sequence does follow a logical sequence to help ensure that programs are not developed haphazardly, but rather can be implemented so that the knowledge and/or facilities developed for one can be used as a building block or stepping stone for the next.

Several key points previously made must be reiterated before any action can be taken on the recommendations that follow. First, local officials must recognize that a housing problem does exist. Second, local officials must recognize that housing problems are not an isolated condition which can be solved in a piecemeal manner. Housing is an indivisible part of the entire community fabric, and to improve it one must improve the entire community development process. Finally, local officials must make a definitive commitment to improving the county's housing conditions. (These recommendations are restated in the form of policy statements in Part II.)

RECOMMENDATION 1: THE COUNTY SHOULD INITIATE A COMPREHENSIVE PLANNING AND MANAGEMENT PROGRAM FOR COMMUNITY (COUNTY) DEVELOPMENT

COMMENT: This recommendation may seem at first glance to be only peripherally related to improved housing in Bertie County, but in fact it is the most basic and necessary requirement if all the recommendations that follow are to be integrated into a fully coordinated program. Without a comprehensive planning and management program, efforts towards improving housing conditions in the county will be piecemeal at best, and worst-conflicting and counterproductive.

Comprehensive planning and management is not mysterious or overly complex. It is at its simplest a process whereby the county identifies its goals, lists them by priority (including its goals for good housing), determines what obstacles need to be overcome, or potentials taken advantage of, to achieve these goals, devises programs to solve problems and take advantage of potentials and opportunities, and monitors and evaluates the effectiveness of these programs in terms of how well they are achieving the goals. This process is sometimes referred to as "management by objective" or "program budgeting." It is simple in concept, and more cities and counties are embracing the concept every year. But it takes professional management guidance to keep such a program going, particularly in coordinating interdepartmental programs and in monitoring progress towards stated objectives.

RECOMMENDATION 2: HOUSING GOALS SHOULD BE ESTABLISHED WITHIN A FRAMEWORK OF BROADER COUNTY GOALS AND OBJECTIVES

COMMENT: Part of the comprehensive planning and management process (or community process, if you prefer) is the formulation of goals and objectives. Goals are sometimes established as the first step of the process, but it is frequently more desirable to first inventory trends, problems and potentials in the community, rank them according to priority importance, and then to formulate goals addressing high priority needs. Housing goals would be just

one portion of the county's set of goals. For example, a housing goal might be "To give each family in the county the opportunity to live in a safe and sanitary dwelling." Then, more specific objectives or programs would be enumerated to help achieve that goal, such as "to locate available sites for the construction of low and moderate income housing or to remove or rehabilitate ten (10) percent of the county's substandard housing during 1977, fifteen percent during 1978, etc."

Bertie County has already taken a giant step in the goal formulation process through the county's participation in the Coastal Area Management Act Program (CAMA). The formulation of goals and objectives by local citizens formed the basis of land use plans prepared under this act. Specifically, the following housing objective is stated in the Bertie County CAMA Plan: "To encourage the development of safe and adequate housing and upgrade existing housing."¹⁸ Through this kind of involvement citizens are able to reflect on basic needs of society in general, and their community in particular, and to reiterate those needs in terms of community goals.

RECOMMENDATION 3: INTERGOVERNMENTAL COORDINATION AND COOPERATION TO IMPROVE HOUSING SHOULD BE ENCOURAGED WITHIN A REGIONAL AND COUNTY FRAMEWORK

COMMENT: Many public service objectives can be more readily attained through joining cooperative efforts between governmental units and agencies than they can through a single effort. There are two basic reasons for this: first, management and service experiences can be shared, and problems experienced by one unit can be avoided by another; also one unit may have a special expertise which can be passed on to another unit. Second, more and more federal (and state) grant programs are requiring a regional approach to the solution of common problems, which makes sense particularly when such large expenditures as those for sophisticated wastewater treatment plants are involved where individual systems are so much more costly and inefficient than a regional system.

In regard to housing, Bertie County has at least two opportunities to take advantage of intergovernmental programs. One of these, the Mid-East Commission, has already been endorsed and supported financially by the county. This agency serves the county by assisting local government in solving the urgent problems of the region, and by establishing a framework for coordination of local, state, and federal efforts. The other is the Mid-East Housing Authority which assists local government specifically in its efforts to improve housing.

RECOMMENDATION 4: POSITIVE STEPS SHOULD BE TAKEN TO HELP COUNTY RESIDENTS INCREASE THEIR INCOMES THROUGH HIGHER PAYING JOB OPPORTUNITIES

COMMENT: It is a simple fact of life that most substandard housing is a result of people living there not being able to afford anything better.

"To a large extent, housing deficiencies in non-metropolitan markets are a direct result of low income and could be alleviated significantly through a demand side program that would increase the purchasing power of the poor.

The majority of the lowest income families who occupy clearly substandard dwellings would thus be afforded greater access to the better quality stock. The poor who already consume standard housing at the expense of seriously overtaxing their household budgets would be able to satisfy their other needs more adequately.¹⁹

In other words, so long as a market (poor people) exists for cheap (sub-standard) housing, that housing will continue to exist. Poverty abounds in Bertie County. In 1970, 36.9 percent of Bertie County families had incomes below the poverty level; 51.5 percent had incomes below \$4,000 per year, making it nearly impossible for them to improve their housing or acquire better housing even with the help of federal government programs.

RECOMMENDATION 5: ADDITIONAL PUBLIC HOUSING UNITS SHOULD BE CONSTRUCTED TO MEET COUNTY NEEDS

COMMENT: There are not enough public housing units in Bertie County to meet people's needs. Ideally, in the long run, the county will develop to the extent that people can find more decent paying jobs and will be able to afford good conventional housing. Even if this should occur, however, there will always be a need for some kind of subsidized housing program and public housing for those segments of the population who, for various reasons, cannot work to provide themselves with decent housing. The county should be acting to meet these needs.

There are now 110 public housing units in Bertie County. All these units are in Aulander and Lewiston. According to recent estimates, there are approximately 115 families on waiting lists for public housing in Bertie County. The turnover (vacancy) rate is very low, and can accommodate less than five percent of families on the waiting lists each year. Clearly, public housing demand is much higher than the supply.

RECOMMENDATION 6: A ZONING ORDINANCE FOR THE COUNTY, OR PORTIONS THEREOF, SHOULD BE ENACTED

COMMENT: As discussed previously in this report, residential neighborhood quality depends not only on housing conditions themselves, but on the environmental quality of the surrounding area. If a house is adjacent to a factory, railroad track, or feed mill, the living quality is degraded regardless of the condition of the dwelling. These situations can be prevented, or at least minimized, through zoning. Good zoning protects not only residential property owners, but also commercial and industrial property owners and farmers. If a man knows what uses are allowed or prohibited on surrounding properties, he can much more adequately plan the use of his own land knowing that his investment will be secure.

RECOMMENDATION 7: SUBDIVISION REGULATIONS APPLICABLE COUNTYWIDE SHOULD BE ADOPTED

COMMENT: Unlike zoning which regulates only the uses of land, subdivision regulations control the design of a particular piece of land in terms of the design of roads, drainage improvements and utilities in new residential (and

sometimes commercial/industrial) developments as well as the special distribution of buildings on the land. Two purposes of subdivision regulations are to protect the housing consumer who might otherwise be faced with costly improvements to streets and utilities improperly constructed, and to protect the governmental units responsible for taking over maintenance of streets and utilities through insuring that improvements have been constructed to specifications.

Also, unlike zoning, subdivision regulations do not have to be based on a land development plan. Therefore they could be enacted at any time in Bertie County. This is particularly important in light of the recent decision by the state Secondary Roads Council that the state will not assume responsibility for maintenance of streets in areas with subdivision characteristics unless those streets are paved to state standards. Without the protection of subdivision regulations, unknowing housing consumers could be purchasing lots and homes on streets that no one will maintain and with no assurance of service. Although this is only one example of what can and will happen without subdivision regulations, it well points out the need for them.

RECOMMENDATION 8: THE COUNTY SHOULD INITIATE A BUILDING INSPECTION PROGRAM AS SOON AS POSSIBLE

COMMENT: Much of the substandard housing existing in Bertie County today is at least partially due to inadequate original construction. Practices of unscrupulous builders and developers who use substandard materials and building techniques are still very much with us today, and the losers are not only the families who move into a new house and find the foundation cracking or floors sloping after a year or two, but the entire community since these poorly constructed homes of today are likely to be the slums of tomorrow.

The North Carolina State Building Code consists of five parts: Volume I (General Construction), Volume 1-b (Uniform Residential Building Code), Volume II (Plumbing), Volume III (Heating, Air Conditioning and Ventilation), and Volume IV (National Electrical Code). The entire code is in effect statewide; however, local units of government, cities and counties must provide personnel to enforce the code. Presently, Bertie County enforces only Volume IV, the National Electrical Code. Plans of commercial and industrial buildings must be approved by the N.C. Department of Insurance; however, this does not give any protection to the local housing consumer. The county should provide this service. In many counties, the entire cost of a building inspection program is financed with inspection fees. The only people who oppose a building inspection program are the unlicensed contractors and fly-by-night builders who are milking the public every day. Farmers are not likely to be opposed since the building code does not apply to farm buildings (except a residence). Assistance in setting up an inspection program can be obtained from the N.C. Department of Insurance, and training for inspectors is available at the Institute of Government in Chapel Hill.

All of the N.C. Building Code program should be implemented immediately by the Board of County Commissioners.

RECOMMENDATION 9: SPECIFIC NUISANCE ORDINANCES SHOULD BE ENACTED BY THE COUNTY TO HELP CONTROL UNDESIRABLE ENVIRONMENTAL DEGRADATION

COMMENT: Under Article 6 of Chapter 153A of the General Statutes enacted by the 1973 session of the General Assembly, counties now have general ordinance-making power so that they may"....by ordinance define, regulate, prohibit, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the county; and may define and abate nuisances." (G.S. 153A-121). Enforcement may be provided for by the fines and penalties.

This authority* gives Bertie County officials new powers which it previously did not have. These powers should be used when necessary to help preserve, and to correct when necessary, the environment in Bertie County. Included could be a county ordinance prohibiting littering and depositing of trash or debris on public or private property. Also, an ordinance could be adopted prohibiting the keeping of junked motor vehicles in other than a licensed junkyard. Other situations undoubtedly arise in the future to point the need for specific nuisance ordinances countywide, and they should be adopted and enforced as needed.

RECOMMENDATION 10: THE COUNTY SHOULD BECOME INVOLVED IN THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

COMMENT: The Housing and Community Development Act of 1974 returns major decision-making responsibilities on housing and community development matters to local officials.

The primary objective of this Act is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities for persons of low and moderate income. This objective is to be achieved through the elimination of slums and blight, conservation and expansion of housing and housing opportunities. More specifically, involvement in the Housing and Community Development of 1974 will compliment Bertie's efforts to realize the county's stated housing objective, "To encourage the development of safe and adequate housing and upgrade existing housing."

* This Act became effective February 1, 1974.

PART TWO

INTRODUCTION

Comprehensive planning should always include man's present and future most immediate environmental need -- housing. Present and future developmental techniques should result in the full range of housing choices for all incomes, ages and life-styles and in locations convenient to employment opportunities, transportation and community services.

Specific housing plans have not been formulated for Bertie County. However, over the past years several planning documents were prepared. These documents include the following:

- (1) Bertie County Comprehensive Water and Sewer Study by Rivers and Associates in 1968
- (2) Region Q Water Management Plan by Freeman Associates in 1975
- (3) An Economic Study by VEPCO, and
- (4) Bertie County Coastal Area Management Act Land Development Plan in 1975

While the above documents are not specific housing studies or plans, they do in a broad sense address basic housing and community facility needs (all of which are essential in comprehensive planning).

Bertie's housing problems are not unique. For example, rural areas have about one-third of the nation's population and sixty (60) percent of its sub-standard housing. It is said that within rural areas the poor, the elderly, and the non-white have a disproportionate share of bad housing. The task that remains before many communities is to develop strategies and policies concerning housing and neighborhood improvements.

The national goal "to provide a safe, decent and sanitary dwelling unit in a suitable living environment for every citizen" has in the past and will in the future involve critical decision-making issues. This section will form the basis for major housing decisions and issues. These issues are based in part on statistical data analyzed in Part I of which Sections II and III are most important for an understanding of this housing policy section. These sections (II & III) present relevant data and trend analyses which are vital background information pertinent to the housing problems and conditions in Bertie County.

In formulating county housing improvement strategy the initial step will involve the formulation of proper and workable objectives. Herein an attempt to outline these objectives for improving housing conditions and solving the county's housing problems is made. The major stated goal concerning housing in Bertie County is "to encourage the development of safe and adequate housing and upgrade existing housing". (CAMA LAND DEVELOPMENT PLAN, 1976) Operational objectives to aid in accomplishing this overall goal are set forth in the following. In addition, the specific recommendations in Part I will aid in formulating and implementing specific action objectives.

HOUSING GOAL AND OBJECTIVE STATEMENTS

BERTIE COUNTY

Bertie County's stated housing goal is "to encourage the development of safe and adequate housing and upgrade existing housing".

In pursuit of this goal, and to facilitate meeting the county's housing needs, the following long and short term housing objectives are formulated:

LONG TERM OBJECTIVES

1. Maintain up-to-date housing data, studies, etc. on housing conditions in Bertie County.
2. Increase quantity and quality of low and moderate income housing.
3. Utilization of Federal Housing programs.
4. Make suitable land available for housing.
5. Identification of areas and housing in need of conservation measures.
6. Utilization of the A-95 review process for review of projects for impacts on equal opportunity.
7. Initiation of a building inspection program and adoption of land use and building codes that will encourage rehabilitation, conservation and/or demolition of the county's substandard housing.
8. Coordination and cooperation with federal, state, regional, and local efforts to improve housing throughout the county.
9. Coordination of all land use, housing, and economic planning and management strategy.

SHORT TERM OBJECTIVES

1. To increase the county's total supply of standard housing units by:
 - 1a. Annually applying through the Mid-East Housing Authority for Section 8 housing.
 - 1b. Annually participating in the Housing and Community Development Act of 1974.

2. To create a housing task force committee.
3. To adopt mobile home park and subdivision regulations.
4. To assess progress made toward improving housing conditions in Bertie County by:
 - 4a. Compiling and analyzing housing data annually, e.g., new construction, mobile home inventory, vacancies, demolition, etc.
5. To encourage local contractors and lending institutions to play a greater role in improving housing by providing them with an annual report demonstrating the current need and housing demand in the county.

REFERENCE NOTES

¹The President's Committee on Urban Housing, A Decent Home (Washington: U.S. Government Printing Office, 1973), pp. 113-116.

²Housing Stock is defined as the total number of structures used for human habitation.

³The census defines a household as a group of persons who occupy a single dwelling unit.

⁴Housing services include adequate heating, plumbing, lighting, kitchen and bathroom facilities.

⁵The Housing Outlook in North Carolina: Projections to 1980 (Center for Urban and Regional Studies: University of North Carolina, Chapel Hill, 1972), p. 17.

⁶The President's Committee on Urban Housing, A Decent Home (Washington: U.S. Government Printing Office, 1973), p. 43.

⁷The median income is the amount which divides the distribution into two equal groups, one having incomes above the median and the other having incomes below the median.

⁸Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population (including patients or inmates in institutional quarters) in that group.

⁹Simply stated, the income-quality hypothesis states that "the lower an individual's income, the more apt he is to live in low quality housing (sub-standard); the higher an individual's income, the more apt he is to live in standard housing.

¹⁰Number refers to the actual number of dwellings enumerated; Type refers to conventional single family dwellings, mobile homes, and conversion; and Tenure refers to owner and renter occupied housing units.

¹¹The 1976 survey defined substandard as being all units in either deteriorated or dilapidated conditions.

¹² According to the 1970 U.S. Census of Housing, the average household size in Bertie County was 3.61. By applying this rate to the occupied 601 units in dilapidated condition, the result is the number of persons ill housed.

¹³ Defined as the total number of housing units lacking complete plumbing.

¹⁴ Year-round units are defined as all occupied units plus vacant units which are intended for year-round use.

¹⁵ Detailed mapping of flood prone areas of the county outside Windsor are non-existent. Rough mapping of the 100 year flood level has been done by the U.S. Army Corps of Engineers for parts of the Roanoke and Chowan Rivers. No topographic maps exist for the Chowan River.

¹⁶ Michael A. Stegman and Howard J. Sumka, The Dynamics of Nonmetropolitan Urban Rental Housing Markets: A Comparative Analysis (UNC, Chapel Hill, 1976), p. 8.

¹⁷ Ibid, p. 27.

¹⁸ Bertie County Planning Board, Bertie County Coastal Area Management Act Land Development Plan (Washington, N.C., 1976), p. 41.

¹⁹ Michael A. Stegman and Howard J. Sumka, The Dynamics of Nonmetropolitan Urban Rental Housing Markets: A Comparative Analysis (UNC, Chapel Hill, 1976), p. 27.

